

IN RE: PETITION FOR ADMIN. VARIANCE  
N/S Loganview Drive, 230' W of  
Court Way  
(3459 Loganview Drive)  
12th Election District  
7th Councilmanic District

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-20-A

Raymond J. Barnes  
Petitioner

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 3459 Loganview Drive, located in the Dundalk area of southeastern Baltimore County. The Petition was filed by the owner of the property, Raymond J. Barnes. The Petitioner seeks relief from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front average setback of 17 feet in lieu of the required 28 feet for a proposed addition to the front of the dwelling. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affida-

ORDER RECEIVED FOR FILING

Date

By

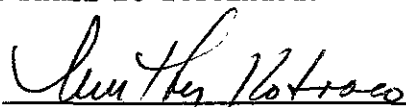
MICROFILMED

vits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17<sup>th</sup> day of August, 1994 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front average setback of 17 feet in lieu of the required 28 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

August 17, 1994

Mr. Raymond J. Barnes  
3459 Loganview Drive  
Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
N/S Loganview Drive, 230' W of Court Way  
(3459 Loganview Drive)  
12th Election District - 7th Councilmanic District  
Raymond J. Barnes - Petitioner  
Case No. 95-20-A

Dear Mr. Barnes:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File

6/30/95



# Petition for Administrative Variance

95-20-A  
to the Zoning Commissioner of Baltimore County

for the property located at 3459 Loganview Drive

which is presently zoned residential  
DR 5.3

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C1 AND 303.1 (BC2K)

TO PERMIT A FRONT AVERAGE SETBACK (for A Proposed ADDITION)  
OF 17 FT. IN LIEU OF THE REQUIRED 28 FT

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

I am requesting a Variance to build a diningroom and porch onto my property located at 3459 Loganview Drive. The dimensions will be 8ft long and 30ft wide. I have a growing family and need a larger diningroom area. The kitchen is located in this area and is too small. There are no other areas Property is to be posted and advertised as prescribed by Zoning Regulations. That could be used for this enlargement. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

Raymond J. Barnes  
(Type or Print Name)

Raymond Barnes  
Signature

(Type or Print Name)

Signature

3459 Loganview Drive 284-6479  
Address Phone No

Baltimore MD 21222  
City State Zipcode  
Name, Address and phone number of representative to be contacted

Name

Address Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

**MICROFILMED**

Zoning Commissioner of Baltimore County

REVIEWED BY

DATE:

7/21/94  
8/1/94

Printed with Soybean Ink  
on Recycled Paper

ITEM #:

22

ORDER RECEIVED FOR FILING

Date

By

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3459 Loganview Drive  
address  
Baltimore Maryland 21222  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The purpose of the variance is to build a diningroom and  
porch located at 3459 Loganview Drive. Several homes on  
the block have the addition. I have a growing family and  
I need a larger diningroom area. No other area could be used  
for the enlargement purpose. The kitchen is located in this  
area.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature)

(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1 day of June, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Raymond J. Barnes

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

6-1-94  
date

NOTARY PUBLIC

My Commission Expires: 5-1-95

RHONDA J. WHETZEL

# EXAMPLE 3 - Zoning Description

- 3 copies

95-20-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 3459 Loganview Drive  
(address)  
Election District 12 Councilmanic District 7

Beginning at a point on the north side of \_\_\_\_\_  
(north, south, east or west)

Loganview Drive which is RTA 50  
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 230' NORTH W of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Courtway  
(name of street)

which is \_\_\_\_\_ wide. \*Being Lot # 22,  
(number of feet of right-of-way width)

Block 6C, Section # \_\_\_\_\_ in the subdivision of  
Plat 6C of Dundalk as recorded in Baltimore County Plat  
(name of subdivision)

Book # SWB 14, Folio # 113 & 114, containing  
5000 SQUARE FEET; .12 acres.  
(square feet and acres)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_\_, Folio \_\_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

MICROFILMED

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-20

District 17th

Date of Posting 7/30/94

Posted for: Variance

Petitioner: Raymond J. Barnes

Location of property: 3459 Logan View Drive, 14/5

Location of Signs: Facing road way on property being zoned

Remarks:

Posted by M. J. [Signature]  
Signature

Date of return: 8/5/94

Number of Signs: 1

RECEIVED





Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt  
95-20-A

Account: R-001-6150

Number 22

Date

7/21/94

1 RES. VAR. FILING CODE 01 \$ 50.00  
1 SIGN POSTING CODE 08 \$ 35.00  
TOTAL \$ 85.00

OWNER: BROWN

LOC 3459 LONGVIEW DR.

MICROFILMED

D3A03#0276MICHRC

\$85.00

BA 0010:28AMD7-21-94

Please Make Checks Payable To: Baltimore County

Cashier Validation



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 22

Petitioner: Raymond James Barnes

Location: 3459 Logenview Drive

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Raymond James Barnes

ADDRESS: 3459 Logenview Drive

Baltimore Md 21222

PHONE NUMBER: 410-284-6979

MICROFILMED

AJ:ggs

(Revised 04/09/93)

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

August 1, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Raymond J. Barnes  
3459 Longanviw Drive  
Baltimore, Maryland 21222

Re: CASE NUMBER: 95-20-A (Item 22)  
3459 Loganview Drive  
N/S Loganview Drive, 230' W of Court Way  
12th Election District - 7th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before July 31, 1994. The closing date (August 15, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

**MICROFILMED**



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

August 12, 1994

(410) 887-3353

Mr. Raymond J. Barnes  
3459 Loganview Drive  
Baltimore, Maryland 21222

RE: Item No. 22, Case No. 95-20-A  
Petitioner: Raymond J. Barnes  
Petition for Administrative Variance

Dear Mr. Barnes:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 21, 1994, and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

  
W. Carl Richards, Jr.  
Zoning Coordinator

WCR:jw

Enclosures



Maryland Department of Transportation  
State Highway Administration

U. James Lightizer  
Secretary  
Hal Kassoff  
Administrator

7-29-94

Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: \* 22 (JLL)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for* DAVID N. RAMSEY, ACTING CHIEF  
~~John Contestabile, Chief~~  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

MAILING ADDRESS: P.O. Box 717 • Baltimore, MD 21203-0717  
STREET ADDRESS: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/29/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 15, 16, 17, 18, 19, 21,  
22, 23 AND 24.

RECEIVED

AUG 1 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: July 27, 1994

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 9, 11, 16, 17, 18 and 22.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Gary L. Kerns*

PK/JL:lw

ZAC9/PZONE/ZAC1

RECEIVED

June 2, 1994

I am a neighbor of Raymond J. Barnes. I am not disputing an addition of a porch and diningroom to the front of his home located at 3459 Loganview Drive, Balto. MD. 21222.

James P. O'Connor  
Robert Cross

3461 Loganview Dr.  
Address

3457 LOGANVIEW DR  
Address

Carl S. Jones

3463 LOGANVIEW DRIVE  
Address

Roberta L. Corey

3484 Loganview Dr  
Address

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22

June 2, 1994

To whom it may concern,

The purpose for the application of a Variance is to build a diningroom and porch to the front of my property located at 3459 Loganview Drive, Balto., Md. 21222.

Several homes in the neighborhood have these additions. I have enclosed photos of other homes in the area.

The diningroom area will be approximately 13' wide and extend ~~8'~~ 8' from the original dwelling. The porch demensions will be the remaining 17' wide and ~~8'~~ 8' from the original dwelling.

Sincerely, *Raymond Barnes*

Raymond J. Barnes  
3459 Loganview Drive  
Baltimore, Md. 21222

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# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 3459 Logan View Drive

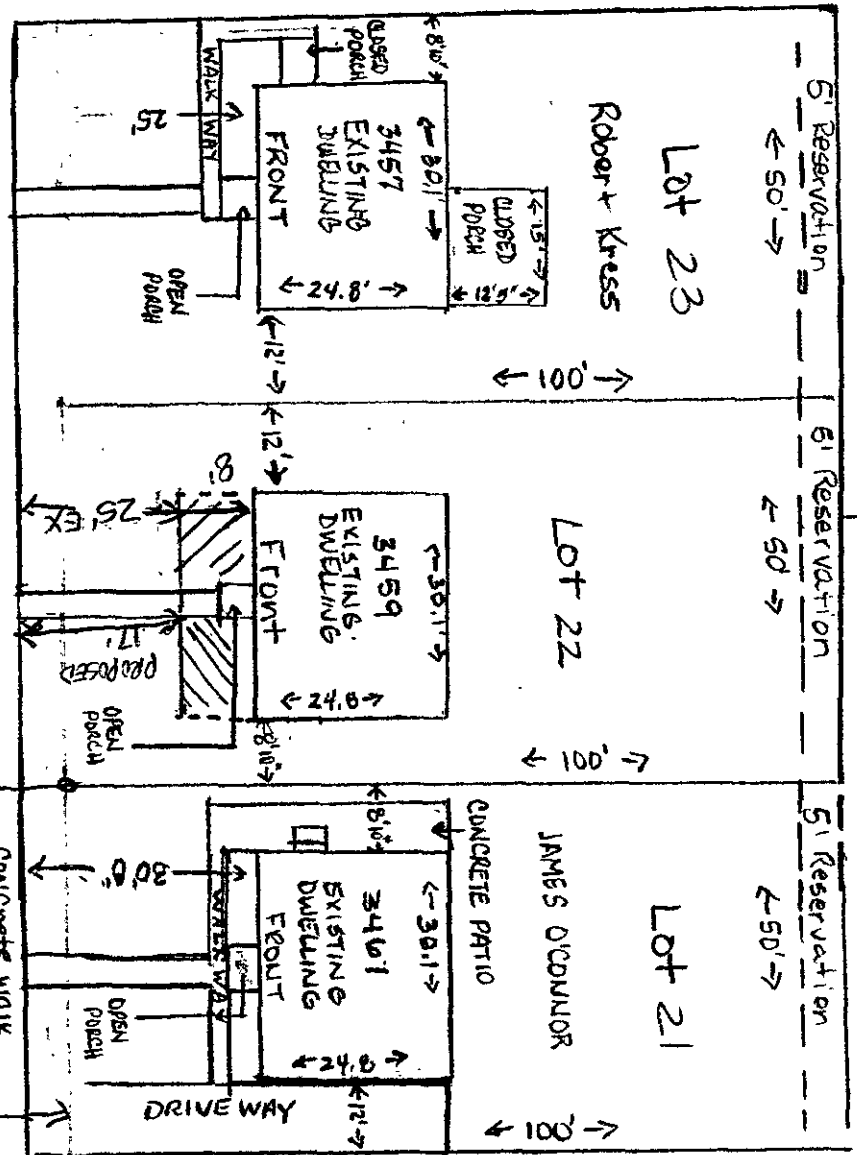
Subdivision name: Plat 60 of Dundalk

plat book # 113, lot # 22, section # black

OWNER: Raymond J. Barnes

95-20-A

Lot 13 Lot 14



North

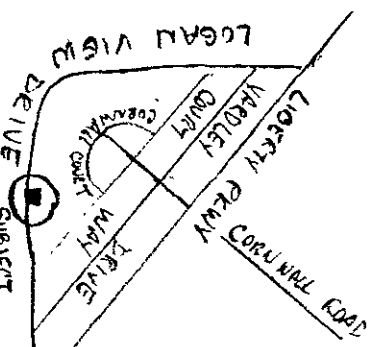
LOGANVIEW DRIVE

North

date: 6/2/94

prepared by: CJB

Scale of Drawing: 1" = 20.0'



North  
Scale: 1" = 1000'

## LOCATION INFORMATION

Election District: 12

Councilmanic District: 7

T=200' scale map#: 8.E.5E

Zoning: D.R.5.5

Lot size: .12 acreage 5000 square feet

SEWER: ☒ public ☐ private  
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings: NONE

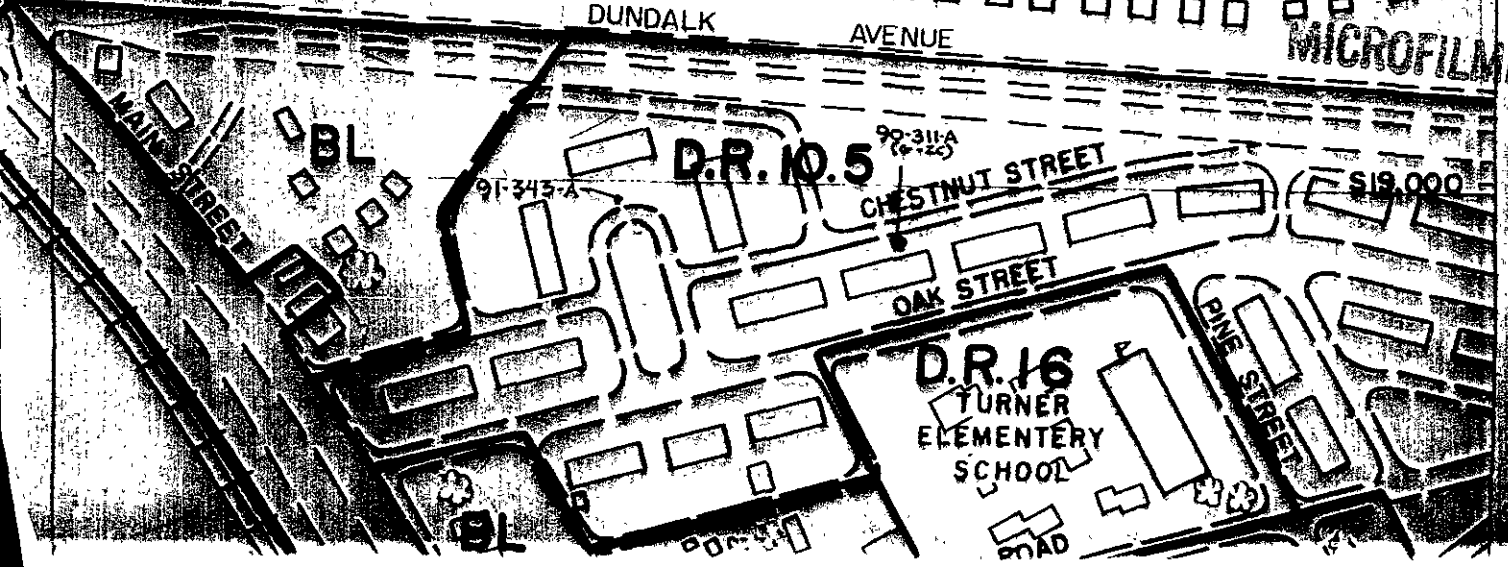
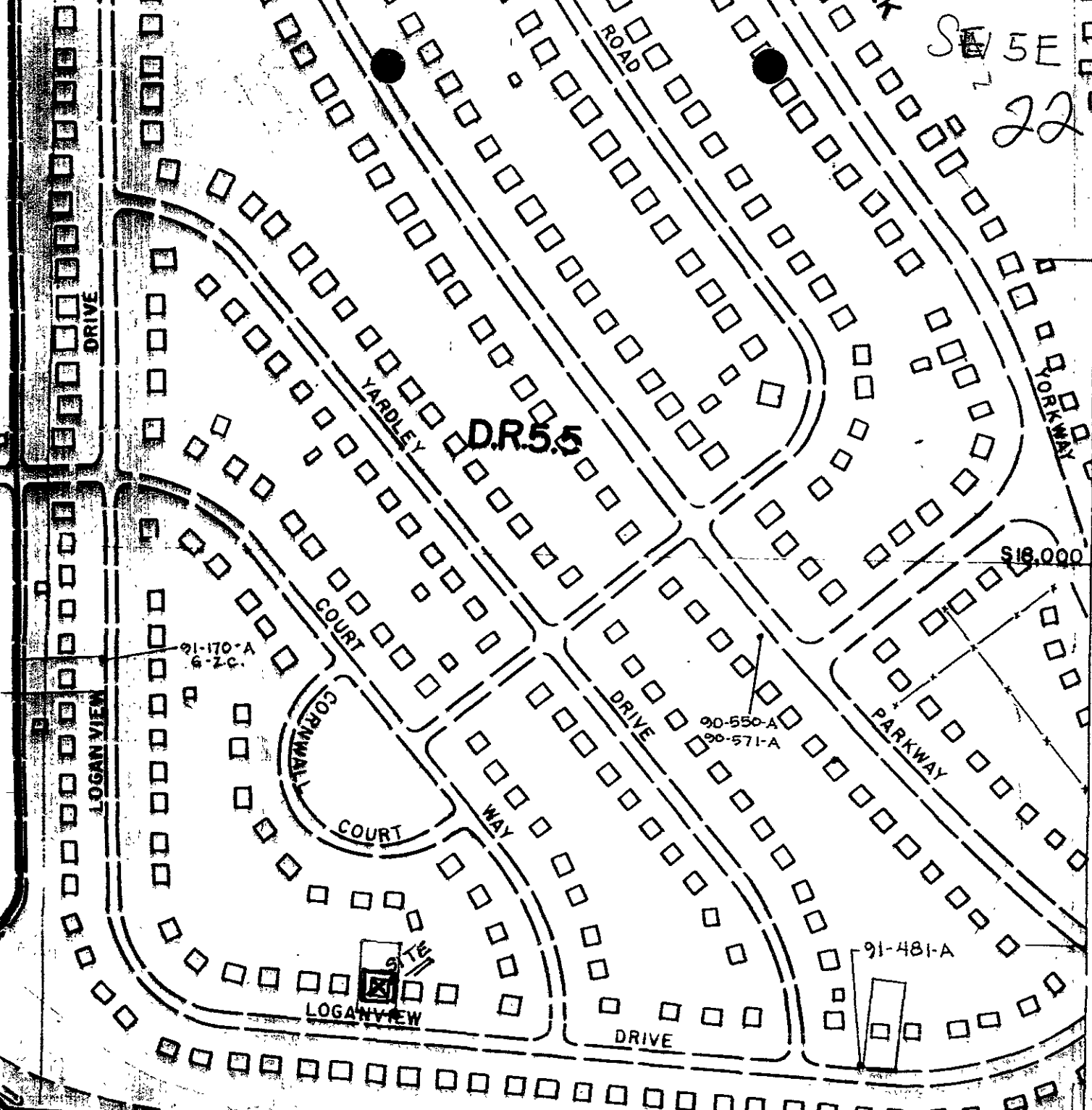
## Zoning Office USE ONLY

Reviewed by: [Signature] ITEM #: 22 CASE#:

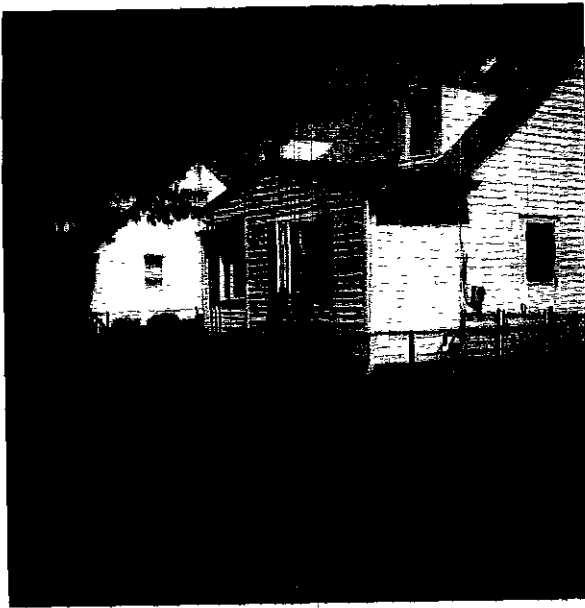
SE 5E  
22

95-20-A

(SHEET S.E. 5 F)



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Neighbor with extension  
3465 Loganview Drive



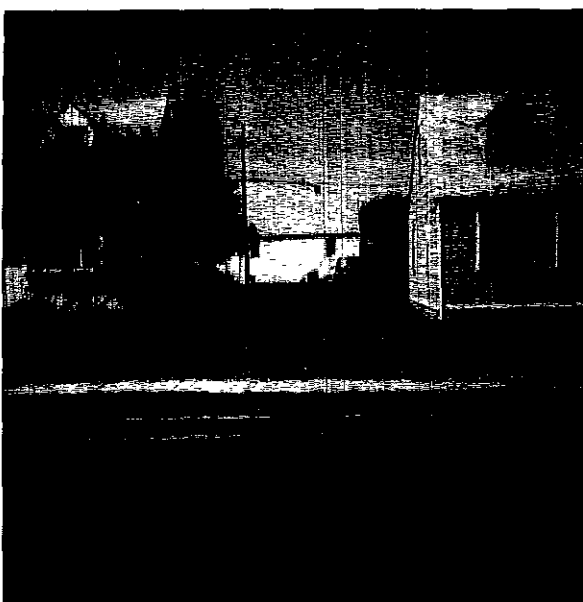
Neighbor across 3469 Loganview  
property with extension



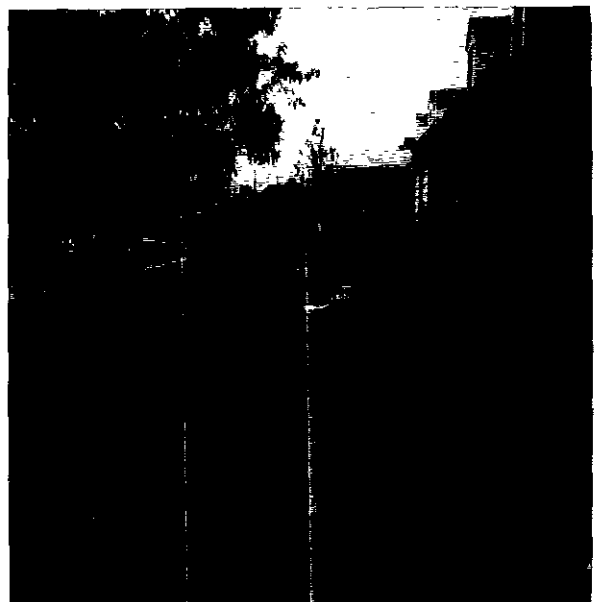
Front photo of 3469 Loganview  
Area of proposed extension



Front  
View of connecting property  
3461 Loganview Drive



Right side of dwelling  
3469 Loganview Drive



# EXAMPLE 3 - Zoning Description - 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR \_\_\_\_\_  
(address)

Beginning at a point on the \_\_\_\_\_ side of \_\_\_\_\_  
(north, south, east or west) (name of

\_\_\_\_\_ which is \_\_\_\_\_  
street on which property fronts) (number of feet of right-of-way width)

wide at the distance of \_\_\_\_\_ of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street

(name of street)

which is \_\_\_\_\_ wide. \*Being Lot # \_\_\_\_\_,  
(number of feet of right-of-way width)

Block \_\_\_\_\_, Section # \_\_\_\_\_ in the subdivision of \_\_\_\_\_  
(name of subdivision)

as recorded in Baltimore County Plat Book # \_\_\_\_\_, Folio # \_\_\_\_\_, containing

\_\_\_\_\_. Also known as \_\_\_\_\_  
(square feet or acres) (property address)

and located in the \_\_\_\_\_ Election District, \_\_\_\_\_ Councilmanic District.

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_\_, Folio \_\_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

CK/RESID (TXTSOPH)  
REVISED 5/16/94



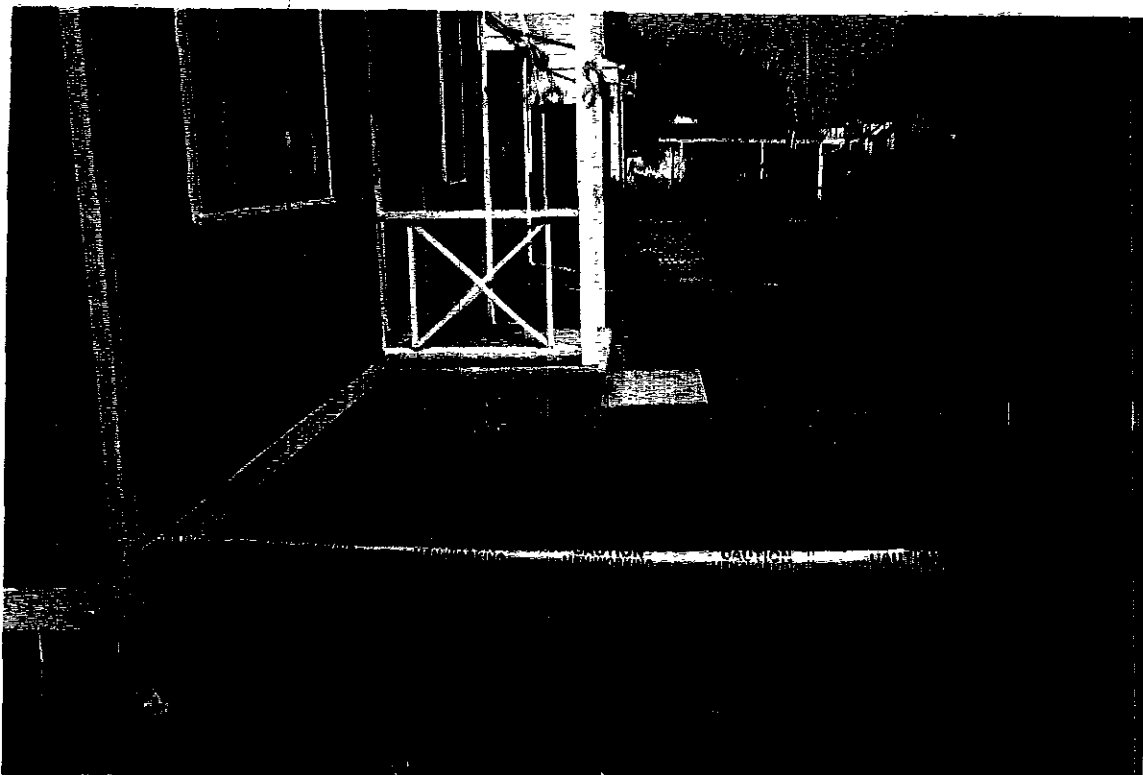
3459 Loganview Drive  
left side of dwelling



EXAMPLE OF  
TYPE - ADD.



Front photo  
of staked area  
for proposed  
addition - 3459  
Loganview Drive



Side photo  
Staked area for  
proposed extension  
of porch and  
dining room at  
3459 Loganview  
Drive.



Side photo - staked area for proposed extension  
of porch and diningroom at 3459 Loganview Drive.

MICROFILMED





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

SCALE  
1" = 200' ±

LOCATION

SHEET

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

DUNDALK

MICROFILMED

S.E.  
5-E

95-20-A



IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
W/S Loganview Drive, 230' W of \* DEPUTY ZONING COMMISSIONER  
Court Way \* OF BALTIMORE COUNTY  
(3459 Loganview Drive)  
12th Election District \* Case No. 95-20-A  
7th Councilmanic District

Raymond J. Barnes  
Petitioner

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 3459 Loganview Drive, located in the Dundalk area of southeastern Baltimore County. The Petition was filed by the owner of the property, Raymond J. Barnes. The Petitioner seeks relief from Sections 1802.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front average setback of 17 feet in lieu of the required 28 feet for a proposed addition to the front of the dwelling. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits

vits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17<sup>th</sup> day of August, 1994 that the Petition for Administrative Variance seeking relief from Sections 1802.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front average setback of 17 feet in lieu of the required 28 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

*Timothy M. Motroco*  
TIMOTHY M. MOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date \_\_\_\_\_  
By \_\_\_\_\_

- 2 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

August 17, 1994

(410) 887-4386

Mr. Raymond J. Barnes  
3459 Loganview Drive  
Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
N/S Loganview Drive, 230' W of Court Way  
(3459 Loganview Drive)  
12th Election District - 7th Councilmanic District  
Raymond J. Barnes - Petitioner  
Case No. 95-20-A

Dear Mr. Barnes:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

*Timothy M. Motroco*  
TIMOTHY M. MOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

file



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3459 Loganview Drive

which is presently zoned residential DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 and 303.1 (B.C.Z.R.) to permit a front average setback for a proposed addition of 17' in lieu of the required 28'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

I am requesting a variance to build a dining room and porch onto my property located at 3459 Loganview Drive. The dimensions will be 8ft long and 30ft wide. I have a growing family and need a larger dining room area. The kitchen is located in this area and is very small. There are no other areas. Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Write do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)  
Name (Print Name) Raymond J. Barnes  
Signature *Raymond Barnes*  
Address 3459 Loganview Drive  
City Baltimore State MD Zip Code 21222  
Name, Address and phone number of representative: To be completed if not the legal owner(s)  
Name Raymond Barnes Address 3459 Loganview Drive City Baltimore State MD Zip Code 21222  
Phone No. \_\_\_\_\_

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commission of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1994, that the subject matter of this petition be set for a public hearing, advertisement, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commission of Baltimore County

Item #: 22

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does not presently reside at 3459 Loganview Drive  
City Baltimore State Maryland Zip Code 21222

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

The purpose of the variance is to build a dining room and porch located at 3459 Loganview Drive. Several homes on the block have the addition. I have a growing family and I need a larger dining room area. The kitchen is located in this area. No other area could be used for the enlargement purpose.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature *Raymond Barnes*  
Name (Print Name) Raymond J. Barnes  
Date (Print Date) 7/21/94

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit: \_\_\_\_\_  
I HEREBY CERTIFY, this 1 day of July, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared  
Raymond J. Barnes

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

6-1-94

*Rhonda J. Wietz*  
NOTARY PUBLIC  
My Commission Expires 5-1-95

## EXAMPLE 3 - Zoning Description

- 3 copies  
95-20-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 3459 Loganview Drive  
Election District 12 Councilmanic District 7

Beginning at a point on the north side of \_\_\_\_\_  
(north, south, east or west)  
Loganview Drive which is pk 50  
(street on which property fronts) (number of feet of right-of-way width)  
wide at a distance of 230' NORTH W of the \_\_\_\_\_  
(number of feet) (north, south, east or west)  
centerline of the nearest improved intersecting street Courtway  
(name of street)  
which is \_\_\_\_\_ wide. \*Being Lot # 22,  
(number of feet of right-of-way width)

Block 6C, Section # \_\_\_\_\_ in the subdivision of  
Plat 6C of Dundalk  
(name of subdivision) as recorded in Baltimore County Plat

Book # WOB 14, Folio # 113 & 114, containing  
5000 SQUARE FEET, 12 acres  
(square feet and acres)

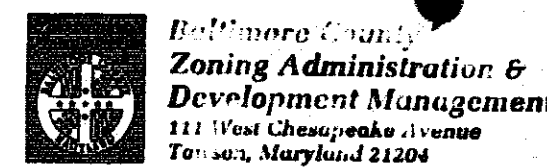
\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in deed Liber \_\_\_\_\_, Folio \_\_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" R. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

7

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12th Date of Posting 7/20/94  
Posted for: Variance  
Petitioner: Raymond J. Barnes  
Location of property: 3459 Loganview Drive, N/S  
Location of Signs: Facing road way on property being 28' x 28'  
Remarks: \_\_\_\_\_  
Posted by: *Arnold Jablon* Date of return: 8/3/94  
Number of Signs: 1



Date 7/21/94

1 RES. VAR. FILING CODE 01 \$50.00  
1 SIGN POSTING CODE 08 \$35.00  
TOTAL \$85.00

OWNER: BROWN  
LOC 3459 LOGVIEW DR.

6360380276MCHRC  
BA C010128AHOT-21-94  
Please Make Checks Payable To: Baltimore County

\$85.00

Cashier Validation

111 West Chesapeake Avenue  
Towson, MD 21204

Baltimore County Government  
Office of Zoning Administration  
and Development Management



(410) 887-3353

## ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 22

Petitioner: Raymond James Barnes

Location: 3459 Loganview Drive

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Raymond James Barnes

ADDRESS: 3459 Loganview Drive

Baltimore MD 21222

PHONE NUMBER: 410-284-6777

AJ:ggs

(Revised 04/09/93)



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

August 12, 1994

(410) 887-3353

Mr. Raymond J. Barnes  
3459 Loganview Drive  
Baltimore, Maryland 21222

RE: Item No. 22, Case No. 95-20-A  
Petitioner: Raymond J. Barnes  
Petition for Administrative Variance

Dear Mr. Barnes:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 21, 1994, and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.



Maryland Department of Transportation  
State Highway Administration

Secretary  
Hal Kassoff  
Administrator

Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No. 22 (JLL)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*Bob Small*  
for DAVID A. KAMSEY, ACTING CHIEF  
John Contestabile, Chief  
Engineering Access Permits  
Division

BSI

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/29/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 15, 16, 17, 18, 19, 21, 22, 23 AND 24.

RECEIVED  
AUG 1 1994  
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-6881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: July 27, 1994

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 9, 11, 16, 17, 18 and 22.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *Gary L. Kenna*

PK/JL:lw

ZAC9/PZONE/ZAC1

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

August 1, 1994

(410) 887-3353

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Raymond J. Barnes  
3459 Loganview Drive  
Baltimore, Maryland 21222

Re: CASE NUMBER: 95-20-A (Item 22)  
3459 Loganview Drive  
N/S Loganview Drive, 230' W of Court Way  
12th Election District - 7th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-1391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before July 31, 1994. The closing date (August 15, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be posted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

*Carl Jablon*

Arnold Jablon  
Director

June 2, 1994

I am a neighbor of Raymond J. Barnes. I am not disputing an addition of a porch and diningroom to the front of his home located at 3459 Loganview Drive, Balto. MD. 21222.

*James P. O'Connor*  
*Robert Cross*

*3461 Loganview Dr.*  
Address

*3457 Loganview Dr.*  
Address

*Carl Jablon*  
*Robert L. Cross*

*3463 Loganview Drive*  
Address

*3484 Loganview Dr.*  
Address

June 2, 1994

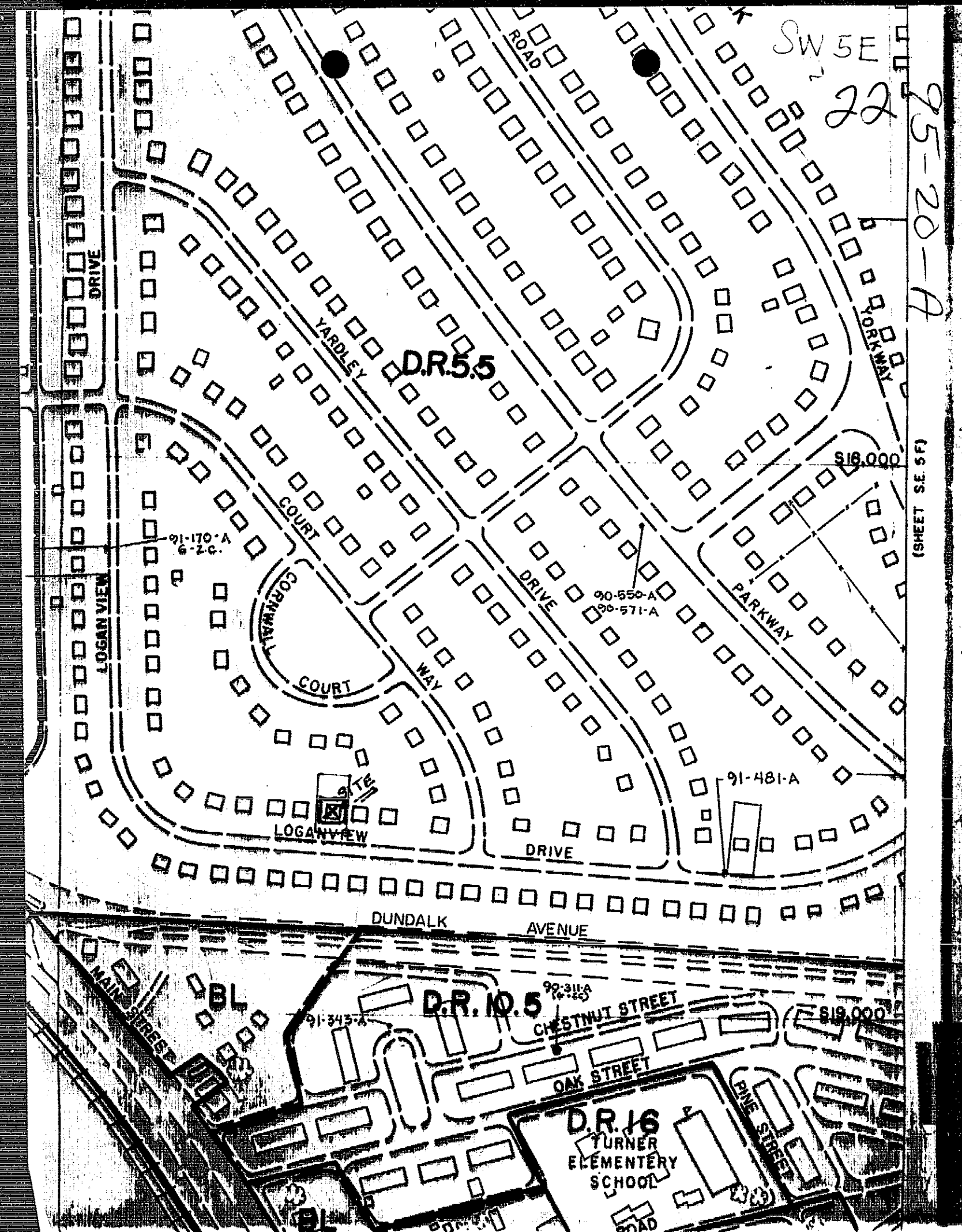
To whom it may concern,

The purpose for the application of a Variance is to build a diningroom and porch to the front of my property located at 3459 Loganview Drive, Balto., Md. 21222. Several homes in the neighborhood have these additions. I have enclosed photos of other homes in the area.

The diningroom area will be approximately 13' wide and extend 8' from the original dwelling. The porch dimensions will be the remaining 17' wide and 8' from the original dwelling.

Sincerely, *Raymond Barnes*

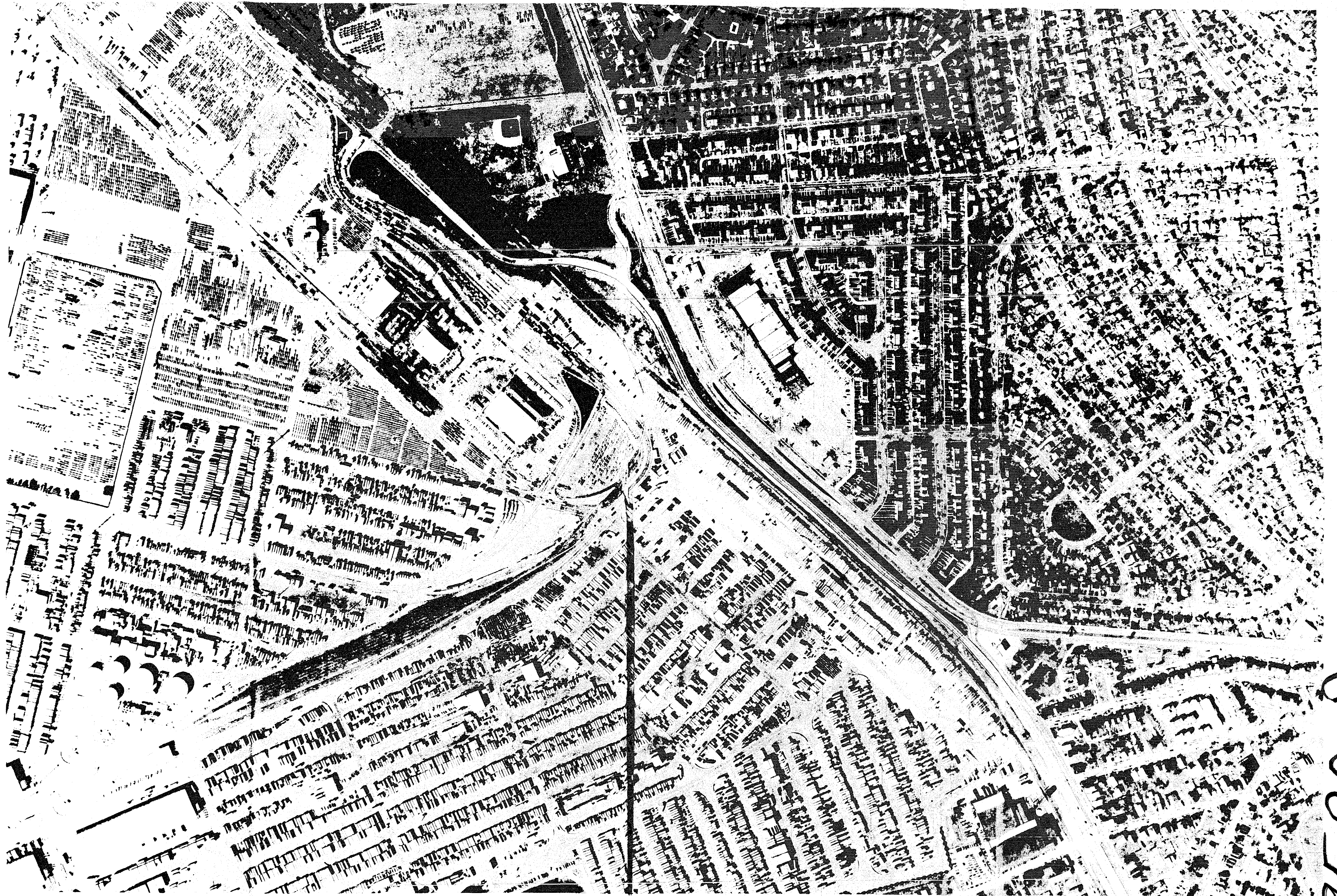
Raymond J. Barnes  
3459 Loganview Drive  
Baltimore, MD. 21222











BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200' ±  
  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
DUNDALK  
  
SHEET  
22  
S.E.  
5-E

95-20-A